

March 19, 2024

To: Anthony Oliveri, PE
AI Engineers

Cc: Stephen Hunter, Planning Board Chairman
Planning Board Members
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney

Re: 125 Bellair Site Plan Review Comments

Note that the following revisions have been made:

- 1 The raised terraces are now pervious grass and loose pavers.
- 2 The raised terrace has been lowered by 16".
- 3 Planting beds are now indicated at 36" from the edge of the raised terrace retaining walls. Guardrails are removed with the exception of one along the top of the northernmost stairs as required.
- 4 Stormwater management system/ capacity has been reduced due to perc test results.

Following are responses to your Site Plan comments dated December February 26, 2024

- 1 Trees are indicated to be removed at the Cultec locations as indicated on L100. Note that quantity of Cultecs is reduced based on perc test results obtained.
- 2 Lot coverage areas for the purposes of bulk calculations are indicated and do not include the area within the right of way (3,114 SF). Impervious area calculation for the purposes of the stormwater management includes impervious areas within the right of way. This number has been modified due change of terrace design (2,811 SF)
- 3 Calculations for stormwater management include the entire driveway, house, and other impervious areas. See note on L100.
- 4 Perc test is completed. Stormwater management calculations are modified to reflect the actual result of 6.03"/min. See certified perc test result attached.
- 5 Additional silt fence locations are indicated. Please clarify where you feel silt fence should be located and we will adjust. Also clarify what is meant by detail for construction entrance area is not appropriate. Please provide preferred details and we will adjust. Concrete washout detail provided 16/A300
- 6 Retaining wall details are coordinated with the details shown. Please clarify comment.
- 7 The retaining walls are all engineered. Specific dimensions of walls, spread footing dimension, specific rebar specifications etc. are all indicated. A subsurface soil examination has been performed by Badaly Engineering and is estimated at 2000 psf,

more than adequate to support the retaining walls as engineered. If there are any specific concerns regarding the engineering indicated, please clarify.

- 8 There is no nuisance flow on the site or right of way. An erroneous note stating that the discharge at the high point of the pervious pipe next to the driveway at right of way is removed. All stormwater flow is directed toward the property either absorbed on site or directed toward the stormwater catchment.
- 9 All drainage pipe sizes are indicated at 8" diameter and indicated to sole to infiltrators at min 1/4" per foot. This is specification and notation used on all approved projects by this office involving stormwater engineering. The topographic information and inverts shown clearly indicate proper slopes to infiltrators in excess of 1/4" per foot slope. The required pitch to the infiltrators and size of pipe is clearly indicated.
- 10 All drainage is directed toward the pretreatment tank. T80 Pretreatment tank detail is now indicated. 15/L300

Please contact me with any questions or comments

A handwritten signature in black ink, appearing to read 'Niall Cain', with a stylized, flowing script.

Niall Cain AIA LEED